

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

Council Chambers, Peoria, Illinois, September 16, 2003, a Regular Meeting of the City Council was held this date at 6:15 P.M., at City Hall, Council Chambers, 419 Fulton Street, Mayor David P. Ransburg presiding.

**ROLL CALL**

Roll call showed the following Council Members present: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg – 11; Absent: None.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Ransburg requested a moment of silent prayer and then he led the Pledge of Allegiance.

**PROCLAMATIONS, COMMENDATIONS, ETC.**

PRESENTATION: SPENCER GIBSON AND THE INTEGRITY GOSPEL SINGERS

PROCLAMATION: PIMITEOUI DIVISION OF THE NAVAL SEA CADETS

PROCLAMATION: KNIGHTS OF COLUMBUS: TOOTSIE ROLL DRIVE DAYS –  
September 20 – 21, 2003

**MINUTES**

Council Member Nichting moved to approve the minutes of the Regular City Council Meeting and Executive Session held on September 9, 2003; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 11;

Nays: None.

**PETITIONS, REMONSTRANCES & COMMUNICATIONS – TOWN OF THE CITY OF PEORIA**

(03-538) **Communication from Town Collector Recommending Approval a RESOLUTION Authorizing NAMED BANKS to HONOR CHECKS, DRAFTS, ETC. of the Town of the City of Peoria and Authorizing the TOWN SUPERVISOR, TOWN COLLECTOR, TOWN ASSESSOR, AND TOWN CLERK TO ACCEPT AND RELEASE SECURITIES FOR SAFEKEEPING Held by a THIRD PARTY, and REPEALING RESOLUTION NO. 01-292.**

Trustee Nichting moved to approve the Resolution authorizing named banks to honor checks, drafts, etc. of the Town of the City of Peoria and authorizing the Town Supervisor, Town Collector, Town Assessor, and Town Clerk to accept and release securities for safekeeping held by a third party, and repealing Resolution No. 01-292; seconded by Trustee Turner.

RESOLUTION NO. 03-538 authorizing named banks to honor checks, drafts, etc. of the Town of the City of Peoria and authorizing the Town Supervisor, Town Collector, Town Assessor, and Town Clerk to accept and release securities for safekeeping held by a third party, and repealing Resolution No. 01-292 was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

#### **PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA**

#### **CONSIDERATION OF CONSENT AGENDA ITEMS BY OMNIBUS VOTE, for the City of Peoria, with Recommendations as Outlined:**

- (03-539)      **BIDS for SINR CONTRACT #23 for MISCELLANEOUS ADDRESSES,**  
\*                **Recommending the LOW BID of RAIL CITY CONSTRUCTION, in the Amount of \$78,110.70.**
- (03-540)      **Communication from Finance Director/Comptroller Requesting Authorization to Execute the ENGAGEMENT LETTER with GEORGE K. BAUM & COMPANY to PERFORM a REVIEW of the 1995A and 1995B COLLATERALIZED SINGLE FAMILY MORTGAGE REVENUE BONDS.**
- (03-541)      **Communication from Finance Director/Comptroller Recommending Approval of a RESOLUTION NO. 03-541 Authorizing a RESTRUCTURING TRANSACTION with Respect to the CITY OF PEORIA, CITY OF MOLINE, AND CITY OF FREEPORT GNMA COLLATERALIZED SINGLE FAMILY MORTGAGE REVENUE BONDS, SERIES 1995A; Authorizing the EXECUTION of DOCUMENTS and INSTRUMENTS NECESSARY or CONVENIENT to Carry Out THE RESTRUCTURING TRANSACTION; MAKING CERTAIN APPOINTMENTS AND DESIGNATIONS; and Containing Other Provisions Relating Thereto.**
- (03-542)      **Communication from Interim Director of Planning and Growth Management**  
\*\*                **Recommending Adoption of ORDINANCE Rezoning Property Located at 512-514 LAVEILLE STREET from the Present Class R-6 (Multi-Family Residential) District to a Class C-1 (General Commercial) District.**
- (03-543)      **Communication from Interim Director of Planning and Growth Management**  
                 **Recommending Adoption of ORDINANCE NO. 15,527 Granting a SPECIAL USE in a Class O-1 (Arterial Office) District for an EXPANSION of a NONCONFORMING USE for a Residential 4-Car Garage for the Property Located at 1428 W. NORTHMOOR ROAD.**
- (03-544)      **Communication from Interim Director of Planning and Growth Management**  
                 **Recommending Adoption of ORDINANCE NO. 15,528 Amending Ordinance No. 15,380, an EXISTING SPECIAL USE in a Class C-2 (Large Scale Commercial) District for a SHOPPING CENTER to Include a ROOF TOP SIGN for a DRIVE-UP COFFEE SHOP for the Property Located at 8111 N. KNOXVILLE AVENUE.**
- (03-545)      **Communication from Corporation Counsel Recommending Approval of an**  
\*\*\*                **ORDINANCE Amending CHAPTER 31 of the Code of the City of Peoria Relating to PROHIBITION on the USE OF WATER WELLS within a DEFINED AREA OF THE CITY.**

(03-546) **APPLICATION for CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE for BRADLEY UNIVERSITY to Hold a HOMECOMING TAILGATE PARTY at SHEA STADIUM on Friday, October 3, 2003.**

(03-547) **REAPPOINTMENT by Mayor David P. Ransburg to the PEORIA PUBLIC LIBRARY BOARD, with Recommendation to Concur:**

**Council Member John Morris (Non-Voting) Term Expires 6/30/04**

Council Member Nichting moved to approve the Consent Agenda items as outlined in the Council communications; seconded by Council Member Turner.

Council Member Grayeb requested Item No. 03-539 be removed from the Consent Agenda for further discussion.

Council Member Sandberg requested Item Nos. 03-542 and 03-545 be removed from the Consent Agenda for further discussion.

Item Nos. 03-539 through 03-547 (excluding Item Nos. 03-539, 03-542 and 03-545 which were removed from the Consent Agenda) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

(03-539) **BIDS for SINR CONTRACT #23 for MISCELLANEOUS ADDRESSES,**  
\* **Recommending the LOW BID of RAIL CITY CONSTRUCTION, in the Amount of \$78,110.70.**

In discussion with Council Member Grayeb regarding how lower staffing levels would affect this program, Acting Director of Public Works Gene Hewitt said this particular program was handled by the one remaining employee in this division. He said the Council would have to make a decision regarding funding levels on other programs. He said it was clear that if the programs were funded at the level in the current budget, there were not enough resources to administer the programs.

Council Member Grayeb moved to accept the low bid of Rail City Construction for SINR Contract #23, in the amount of \$78,110.70; seconded by Council Member Nichting.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

(03-542) **Communication from Interim Director of Planning and Growth Management**  
\*\* **Recommending Adoption of an ORDINANCE Rezoning Property Located at 512-514 LAVELLE STREET from the Present Class R-6 (Multi-Family Residential) District to a Class C-1 (General Commercial) District.**

Council Member Sandberg said he would be abstaining from the vote and discussion due to his professional relationship with the project and the work performed.

Council Member Nichting moved to adopt an Ordinance rezoning property located at 512-514 Laveille Street from the present Class R-6 (Multi-Family Residential) district to a Class C-1 (General Commercial) District; seconded by Council Member Turner.

Motion to adopt ORDINANCE NO. 15,529 rezoning property located at 512-514 Laveille Street from the present Class R-6 (Multi-Family Residential) district to a Class C-1 (General Commercial) District was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 10;

Nays: None;

Abstention: Sandberg - 1.

**(03-545)      Communication from Corporation Counsel Recommending Approval of an  
\*\*\*      ORDINANCE Amending CHAPTER 31 of the Code of the City of Peoria Relating to  
         PROHIBITION on the USE OF WATER WELLS within a DEFINED AREA OF THE  
         CITY.**

In discussion with Council Member Sandberg regarding the status of a well which was in existence prior to the prohibition and if there was any obligation to those who may have used their wells just before they were prohibited, Corporation Counsel Randy Ray explained the Ordinance prohibited the use of ground water for potable water supply so those wells would be prohibited for the use of drinking water. He added he did not know of any City obligation for those individuals. He said he would review if this would affect an older well, but these were requested by the EPA and it would apply to those wells used for drinking water.

Council Member Sandberg moved to adopt an Ordinance amending Chapter 31 of the Code of the City of Peoria relating to prohibition on the use of water wells within a defined area of the City; seconded by Council Member Turner.

ORDINANCE NO. 15,530 was adopted by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 11;

Nays: None.

**(03-548)      Communication from Interim Director of Planning and Growth Management with  
         Recommendation from the Neighborhood Development Commission to Approve  
         MODIFICATIONS to CITY HOUSING REHABILITATION PROGRAMS for 2004,  
         as Outlined.**

Interim Director of Planning and Growth Management Pat Landes explained the change that would occur in three programs. She gave a brief overview of the communication and she urged the Council to approve the recommendation.

Council Member Thetford moved to concur with the recommendation from the Neighborhood Development Commission to approve modification to City Housing Rehabilitation Programs for 2004, as outlined; seconded by Council Member Teplitz.

In further discussion with Council Member Nichting and Council Member Sandberg, Interim Director Landes explained the staffing levels required to administer these three proposed programs.

Motion to approve modification to City Housing Rehabilitation Programs for 2004, as outlined was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 11;

Nays: None.

**(03-549) Communication from Interim Director of Planning and Growth Management with Recommendation from the Neighborhood Development Commission to Approve the CITY PROPERTY REHABILITATION PROGRAM RESOURCE ALLOCATION PLAN for 2004, as Outlined.**

Council Member Thetford moved to concur with the recommendation from the Neighborhood Development Commission to approve the City Property Rehabilitation Program Resource Allocation Plan for 2004, as outlined; seconded by Council Member Teplitz.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(03-550) Communication from Interim Director of Planning and Growth Management with Recommendation from the Neighborhood Development Commission for the IMPLEMENTATION of a DOWN PAYMENT ASSISTANCE PROGRAM, as Outlined, and Direct the Interim City Manager to Execute the Appropriate Agreements.**

Council Member Thetford expressed concern that the criteria included a stipulation that the property being purchased must have been constructed prior to January 1, 1978, the buyers had to be HUD income eligible, and the house had to be a single family. She said she felt there were very few properties in her District that was constructed prior to January 1, 1978.

Interim Director of Planning and Growth Management Pat Landes said this program would not necessarily address those properties in one geographic area. She said the houses would be scattered all over the City because HUD funding was to assist families, not just those in one geographic area.

Council Member Teplitz said she shared Council Member Thetford's concerns and she said, unfortunately, the newest HUD regulations on lead based paint had an extremely negative effect on preserving and upgrading housing stock in the older parts of the City.

Council Member Teplitz moved to concur with the recommendation from the Neighborhood Commission for the implementation of a Down Payment Assistance Program, as outlined, and direct the Interim City Manager to execute the appropriate agreements; seconded by Council Member Gulley.

Council Member Sandberg expressed concern regarding the restrictiveness of the proposed program and he said he did not feel it would benefit the City of Peoria in a major way.

Interim Director Landes said she agreed with Council Member Sandberg's concerns. She indicated it was not easy to find homes in this category built after 1978, but she was pleased that both National City and CIOP were willing to work with the regulations. She said she hoped it would be helpful to families and she added she would report back to the City Council regarding the number of families that were actually able to take advantage of this program.

In further discussion with Council Member Nichting regarding staffing, Interim Director Landes explained that minimal staffing time would be needed because National City and CIOP would be implementing the program. She said the program contract was for one year and if the money was not spent, it would go back into the fund for unallocated entitlement funds and make those funds available through the capital fund for other projects.

Motion to concur with the recommendation from the Neighborhood Commission for the implementation of a Down Payment Assistance Program, as outlined, and direct the Interim City Manager to execute the appropriate agreements was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor Ransburg - 10;

Nays: Thetford - 1.

**(03-551) Communication from Interim Director of Planning and Growth Management with Recommendation from the Weed and Seed Steering Committee for Approval to Enter into a CONTRACT with COUNSELING AND FAMILY SERVICES to Provide PROGRAMMING, as the Second Safe Haven, to RESIDENTS in the WEED AND SEED TARGET AREA, in the Total Amount of \$40,000.**

Following a brief comment, Council Member Grayeb moved to concur with the Weed and Seed Steering Committee's Recommendation to enter into a contract with Counseling and Family Services to provide programming as the Second Safe Haven, to residents in the Weed and Seed Target Area, in the total amount of \$40,000; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(03-552) Communication from Interim Director of Planning and Growth Management with Recommendation from the Weed and Seed Steering Committee for Approval to Enter into a CONTRACT with FAITH-BASED ORGANIZATIONS to Provide PROGRAMMING to RESIDENTS in the WEED AND SEED TARGET AREA, in the Total Amount of \$40,000.**

Council Member Gulley said he would be abstaining from voting and discussion because of his employment with one of the faith-based organizations.

Council Member Nichting moved to concur with the Weed and Seed Steering Committee's recommendation to enter into a contract with Faith-Based Organizations to provide programming to residents in the Weed and Seed Target Area, in the total amount of \$40,000; seconded by Council Member Turner

Approved by roll call vote.

Yeas: Ardis, Grayeb, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 10;

Nays: None;

Abstention: Gulley - 1.

**(03-553) Communication from Interim Director of Planning and Growth Management with Recommendation for Approval of the CITY OF PEORIA'S PARTICIPATION in COMMUNITY-BASED LITTER INITIATIVES for 2003, in the Total Amount of \$17,320.**

Council Member Thetford moved to defer this item for one week until the September 23, 2003, Regular City Council Meeting; seconded by Council Member Turner.

Motion to defer this item until September 23, 2003 was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(03-554) Communication from Director of Inspections Recommending Adoption of an ORDINANCE Amending CHAPTER 5 of the Code of the City of Peoria Relating to BUILDINGS and BUILDING REGULATIONS and an INCREASE in RENTAL REGISTRATION AND INSPECTION FEES.**

Council Member Teplitz moved to adopt the Ordinance amending Chapter 5 of the Code of the City of Peoria relating to buildings and building regulations and an increase in rental registration and inspection fees; seconded by Council Member Turner.

In discussion with Council Member Nichting regarding whether or not these fee increases would allow the Inspections Department to meet their Budget goals outlined in the approved budget, Director of Inspections John Kunski said he was currently performing about 50% less rental inspections compared to 2002. He said these increases would cover expenses for inspections, but the estimates for 2003 and 2004 indicated the Inspections Department would bring in an increase in revenue of \$138,000 and with the current number of inspections being performed, that number would be reduced by half.

Council Member Thetford said she supported the change in the fee structure, including the re-inspection fee, but she did not support the portion of the proposed Ordinance that did away with the fee waiver for those property owners who did not need a reinspection as outlined in Section (2)(2).

Council Member Thetford moved for a substitute motion to adopt the Ordinance amending Chapter 5 of the Code of the City of Peoria relating to buildings and building regulations and an increase in rental registration and inspection fees, and not deleting the portion of the Ordinance that the fee would be waived for those property owners who did not need a reinspection as outlined in Section (2)(2); seconded by Council Member Sandberg.

Council Member Grayeb questioned what the financial implications would be if the fee waiver was maintained.

Director of Inspections Kunski said there were approximately \$16,225.00 in fees that were waived in 2002, but he agreed, in discussion with Council Member Grayeb, that it would save staff time not to have to go back for reinspections. Director Kunski added that even though fees were waived, there were still 1,275 reinspections in 2002, which would have totaled \$63,750 in increased fees.

In discussion with Council Member Nichting, Director Kunski said there would be a shortfall, with the current fee structure, of approximately half of what was brought in last year which was \$30,000. He said there was already a shortfall for 2003 of \$15,000. He said the proposed new rate would bring, which would include increasing the registration fee, increasing the initial registration fee, and instituting a reinspection fee, approximately \$138,000. He said this would be an increase over 2002, but there would still be a shortfall from what was projected.

Council Member Sandberg discussed the two components of the fees. He said the concept behind the registration of property was to have good ownership information so the City could contact the owners and contact a registered owner to get things mediated quickly. He acknowledged that not all rental houses constructed before 1970 were registered. He expressed concern that fee increases would encourage more people not to cooperate with the City. He also expressed concern that these fees would be passed along to the tenants and these increases could be sizeable increases. He said he would not support the motion.

Council Member Teplitz said the Ordinance was established to protect the safety of tenants. She said over time the Ordinance had benefited the tenants in many different ways which she outlined. She indicated she did not feel the City could afford the award system of waiving reinspection fees.

In discussion with Council Member Morris regarding the total cost of the Rental Registration Program, Director Kunski said at full staffing levels in 2002, the program cost approximately \$225,000. He said, with staff reductions, it was now between \$175,000 and \$200,000.

Director Kunski distributed a copy of his report regarding decreased staffing and service levels in the Code Enforcement Division, and gave a brief overview.

Council Member said he supported the motion, but he suggested exploring more in the direction of self-regulation for landlords to further reduce the budget for this program.

Substitute motion to adopt the Ordinance amending Chapter 5 of the Code of the City of Peoria relating to buildings and building regulations and an increase in rental registration and inspection fees, and not deleting the portion of the Ordinance that the fee would be waived for those property owners who did not need a reinspection as outlined in Section (2)(2) was DEFEATED by roll call vote.

Yeas: Grayeb, Gulley, Nichting, Thetford, Mayor Ransburg – 5;

Nays: Ardis, Morris, Sandberg, Spears, Teplitz, Turner – 6.

Motion to adopt ORDINANCE NO. 15,531 amending Chapter 5 of the Code of the City of Peoria relating to buildings and building regulations and an increase in rental registration and inspection fees was approved by roll call vote.

Yeas: Ardis, Grayeb, Morris, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 8;

Nays: Gulley, Nichting, Sandberg - 3.

**(03-555) Communication from Interim Director of Planning and Growth Management with Recommendation from the Historic Preservation Commission to DENY and Recommendation from the City Staff to ADOPT an ORDINANCE Amending CHAPTER 16 of the Code of the City of Peoria Relating to the INCREASE of APPLICATION FEES.**

Council Member Teplitz moved to defer this item for four weeks until the October 14, 2003, Regular City Council Meeting; seconded by Council Member Gulley.

Motion to defer this item until October 14, 2003, was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(03-556) Communication from Interim Director of Planning and Growth Management with Recommendation by the Zoning Commission to Adopt an ORDINANCE Amending Ordinance No. 14,964, an EXISTING SPECIAL USE in a Class R-4 (Single-Family Residential) District for a YOUTH SOCIAL, EDUCATIONAL, RECREATION PROGRAMS FACILITY to Include BUILDING ADDITIONS for the FRONT ENTRANCE VESTIBULE, EQUIPMENT ROOM, and SPECTATOR SEATING for the GYMNASIUM for Property Located at 2701-03 W. GRINNELL AVENUE, AND with Staff Recommendation to Adopt the Ordinance Subject to the Petitioner Locating the Proposed Parking in an Area that is in Compliance with the Zoning Ordinance not in the Required Front Yard.**

Council Member Gulley moved to concur with the Staff recommendation to adopt the Ordinance amending Ordinance No. 14,964, an Existing Special Use in a Class R-4 (Single-Family Residential) District for a Youth Social, Educational, Recreation Programs Facility to include building additions for the front entrance vestibule, equipment room, and spectator seating for the gymnasium for property located at 2701-03 W. Grinnell Avenue subject to the petitioner locating the proposed parking in an area that is in compliance with the Zoning Ordinance not in the required front yard; seconded by Council Member Teplitz.

Following further discussion regarding parking issues, Council Member Gulley moved for a substitute motion to defer this item for one week until the September 23, 2003, Regular City Council Meeting; seconded by Council Member Teplitz.



Motion to defer this item until September 23, 2003, was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 11;

Nays: None.

Council Member Grayeb left the Council Chambers.

- (03-557) Communication from Corporation Counsel Recommending Adoption of an ORDINANCE Providing for the FINANCING by the City of Peoria of an ECONOMIC DEVELOPMENT PROJECT Consisting of the ACQUISITION, REHABILITATION and EQUIPPING of a MULTI-FAMILY HOUSING DEVELOPMENT on Behalf of OAK WOODS ASSOCIATES, LLC Authorizing the ISSUANCE of its Not-To-Exceed \$3,900,000 VARIABLE RATE MULTI-FAMILY HOUSING REVENUE BONDS and its Not-To-Exceed \$500,000 SUBORDINATE MULTI-FAMILY HOUSING REVENUE BONDS, and Requesting Authorization for the Mayor and City Clerk to Execute the Necessary Documents.**

Council Member Spears moved to defer this item for one week until the September 23, 2003, Regular City Council Meeting; seconded by Council Member Turner.

Motion to defer this item until September 23, 2003, was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 10;

Nays: None.

Council Member Grayeb returned to the Council Chambers.

- (03-558) Communication from Interim City Manager Regarding BUDGET ISSUES, with Recommendation to Receive and File this Communication and the Following:**
- A. Communication from Acting Director of Public Works Regarding TRAFFIC ENGINEERING DIVISION VACANCIES IMPACTS. (For Information Only)**
  - B. Communication from Interim Director of Planning and Growth Management Regarding BUDGET IMPACTS on SERVICE DELIVERY from the PLANNING AND GROWTH MANAGEMENT DEPARTMENT and POSSIBLE OPTIONS to Address Impacts.**
  - C. Communication from Director of Inspections Regarding the DECREASE in SERVICE LEVELS in the CODE ENFORCEMENT DIVISION.**
  - D. Communication from Interim City Manager Regarding 2004 BUDGET for PENSION PLANS. (For Information Only)**

Interim City Manager Steve Van Winkle referred to the Traffic Engineering Division and the Planning Division and he said, without some focus, there could be a large disparity between what services these departments would be able to provide from the standpoint of staffing levels following staff reductions due to the Early Retirement Incentive, and the expectations of the community. He said there were cases where there was a major difference between the two. He also stated the forecasts for Fire and Police Pension funds were found to be shorter than anticipated due to some recent information from the actuaries.

Acting Director of Public Works Gene Hewitt gave a brief explanation regarding the chart showing current vacancies, which he said clearly displayed the impact to the technical side of Traffic Engineering Division. He stated this division handled approximately 400 requests a year, and at the present time, there were about 100 requests back logged. He outlined all the positions that were presently vacant, due to the Early Retirement Incentive, that had been filled with personnel who had long-term knowledge and experience in their positions. He said there were other areas of the Public Works Department that were impacted, but the work had been reorganized, and the areas that were being brought before the Council at this time were areas where there was no way to cope with the workload.

Council Member Thetford referred to the suggestion to solicit proposals for professional services to provide short term needs of the operations manager position, and she said she understood there was a private company made up of several of the former City Public Works employees who had planned to fill this need. She said apparently there was no prohibition in the Ordinances for such a contract to occur. She said if such a solicitation occurred, it would need to be competitive and she said she was concerned that the City would be placed in a position that they had rewarded employees with the Early Retirement Program only to then offer them lucrative contracts to work for the City. She said she did not feel this was good public policy.

Acting Director Hewitt said his Department would not contract with any individual. He said it would have to be a contract with an organization or entity, but the solicitation for professional services were always open. He said local firms were solicited because they were local, but his Department always made open solicitations.

Council Member Thetford suggested utilizing employees who had taken early retirement was something that needed to be addressed with an Ordinance.

Council Member Morris proposed that a new organizational chart was needed and some functions may need to be eliminated. He questioned if there was a process currently in place for the Public Works Department to determine a new structure.

Acting Director Hewitt said the City of Peoria had a very sophisticated traffic control system and this system would require a specialized person to be employed in the position of Traffic Operations Manager, and at the present time, there was no one to take care of it. He said the process of pulling together all the impacted pieces in the Public Works Department was a job in itself, but the process was ongoing. He said they were also reviewing all the maintenance planning activity in Traffic and Public Works because both of those positions were vacant.

Council Member Sandberg said the challenge before the Administration now was to come up with a different organizational structure. He said the current structure evolved over a thirty-year period and today's needs were in extreme fiscal crisis. He added that structure and priorities of the administration had to be different to deliver services in the most efficient and most cost effective manner.

In discussion with Council Member Sandberg, Interim City Manager Steve Van Winkle explained there were only two positions that would be filled. He said those two positions were the City Traffic Engineer and Traffic Operations Manager positions. He said the department would be reorganized out of necessity. He said that even though incoming revenue was down-sized, the numbers of calls, service requests and expectancies were not going down. He said despite filling these two positions, if there weren't employees to go out and meet with citizens, there would be a backlog and citizens would not be content with that level of service.

Council Member Nichting requested that a new flow chart be provided to the Council at the next meeting. He thanked Interim City Manager Steve Van Winkle for bringing this budget information forward. He said he felt this information should have been provided several weeks ago when the former Interim City Manager, Bern Ewert, presented his budget. He said Mr. Ewert's Budget was passed without an understanding of the implications affecting the various departments. He said the whole process was now having to begin again. He said there were implications on personnel and service delivery and that information did not mesh. He said this was an implication that the budget that was adopted did not mesh with the people and the service delivery, and that was why the budget had to be revisited now.

Council Member Turner expressed concern that the Council had started their conversation about right-sizing government back in November, 2002, and it still had not been right-sized and the budget had still not been balanced. He said he felt citizens were becoming weary with the Council not following their own plans. He said the responsibility of this was partly the Council's, but he also felt every department head should have been planning in advance of the Early Retirement Incentive Program about how to do more with less.

Council Member Grayeb said if right-sizing the budget meant that the City would not be livable because there was reduced Police and Fire protection, he felt the citizens would pay a terrible price. He said it was the Council's responsibility to make sure the City was livable. He said the City should not be compared with corporations because there were many services the City had to provide that did not bring in revenue, but the services were essential. He said there needed to be a balance and, of course, there would need to be some cost containments. He said he appreciated straight talk coming from City management regarding budget issues.

Interim Director of Planning and Growth Management Pat Landes gave a brief overview of the Council communication. She said there had been a 27% reduction in staff in her department, which equaled eight employees, but this was a big impact. She said the down turn in service delivery levels really began last August. She explained there were two divisions in the department and the Planning Division was affected the most. She said case loads increased 121%. She said it was determined that if each Planner had 275 cases, they could provide good service and facilitate development, but each Planner presently had 564 cases each. She explained this meant that each case would receive less attention and the result had been evident on many occasions when some of these items came before the Council. She said the Planners were no longer doing long-term planning but of the increase in counter work. She outlined a number of services that were no longer being provided. She said there was a need for technology in Planning to facilitate and process information. She also stated there was a three-month backlog of complaint cases.

Interim Director Landes also pointed out there was not sufficient Staff to generate the budgeted \$60,000 in zoning enforcement. She said in the former Interim City Manager's restructuring program passed by Council, there was an unrealistic 4,900% increase demanded from zoning enforcement to generate revenue. She went on to explain the services that had been eliminated which benefited neighborhoods and neighborhood groups. She also discussed options that were outlined in the communication that the Council needed to consider.

Following further explanation and discussion, Interim Director Landes said direction was needed from the Council regarding the three competing interests in the Planning and Growth Department which regarded zoning enforcement, development processing, and growth management.

In discussion with Council Member Sandberg regarding zoning certificates at time of sale and possible changes in Ordinances to require less regulation and reduce walk-in customers, Interim Director Landes said she agreed but she also explained that some of the changes for less regulation was denied by Council. She said she would be glad to review the processes and Staff investments to make some changes.

Council Member Sandberg said he felt what had been brought before the Council was either an all or nothing concept and he indicated there could be something in between that could target R-6 zoning.

Council Member Nichting said in a meeting with Consultant Lyle Sumek, Mr. Sumek suggested that the Council list all services performed by each Department and, one by one, the Council could decide which services should be kept. He said this should be done in short order and those services that would be kept could be compared to the budget and the funds be allocated appropriately.

Director of Inspections John Kunski discussed improvements and changes made in working with properties for a more efficient use of time and procedures. He said the Code Enforcement staffing was reduced by about 30% in the fall of 2002 and his goal was to perform services so the reduction of Staff was not evident to the citizens of Peoria.

Assistant Director of Inspections Kurt Craanan discussed the details provided in a handout regarding the Code Enforcement Division, which was distributed to all members of the City Council.

Council Member Thetford expressed concern that the percentage of rental inspections had been reduced so dramatically. She said this reduction was totally unacceptable. She said she understood that services would be impacted somewhat in every department, and there was absolutely no question that everyone would have to do more with less.

Interim City Manager Steve Van Winkle said the three departments that were represented at this meeting were the ones with disproportionate costs. He said the Administration would do everything they could to do the most with what they had. He said there was no problem with reorganization, but with the number of personnel lost who had knowledge and experience, the learning curve was something that had to also be managed. He said this information was being provided so that when the recommendations were brought forward, they would be more understandable.

Council Member Nichting moved to receive and file the communications as outlined regarding the budget issues; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 11;

Nays: None.

Mayor Ransburg requested a report back regarding the actual number of those employees who chose to retire under the Early Retirement Incentive.

### **UNFINISHED BUSINESS**

**(03-520) Communication from Corporation Counsel Recommending Adoption of an  
ORDINANCE Amending CHAPTER 2 of the Code of the City of Peoria Relating to  
PUBLIC SAFETY EMPLOYEES. (New Communication and Ordinance)**

Council Member Nichting moved to defer this item for one week until the September 23, 2003, Regular City Council Meeting; seconded by Council Member Sandberg.

Motion to defer this item until September 23, 2003, was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 11;

Nays: None.

NEW BUSINESS**(03-559) REQUEST for Corporation Counsel to Bring Back an ORDINANCE Addressing PANHANDLING.**

Council Member Teplitz requested the Corporation Counsel to provide information regarding panhandling and possibly bring back an Ordinance to provide some relief regarding this troubling issue for businesses and citizens.

**(03-560) REQUEST for Corporation Counsel to Bring Back an ORDINANCE Addressing the OVER-POPULATION of LIQUOR STORES in a Certain Area.**

Council Member Gulley referred to retail grocery stores and the sale of liquor, and he said would like to consider an Ordinance, to be brought before the Council by the Corporation Council in a few weeks, that would address the over-population of liquor stores within a certain area.

**RECOGNITION of ALMA BROWN for her INTERVIEW on the KATIE COURIC TELEVISION SPECIAL with DR. PHIL McGRAW on September 12, 2003**

City Clerk Mary Haynes recognized Public Information Officer Alma Brown regarding her interview about weight loss on the Katie Couric Television Special broadcast live from New York City. She said that Ms. Brown was interviewed by Katie Couric and Dr. Phil McGraw regarding his new book and weight loss issues. She added she was proud that Peoria was so well represented by Ms. Brown.

**CITIZEN REQUESTS TO ADDRESS THE COUNCIL****(03-561) REQUEST from CITIZENS to Address the CITY COUNCIL Regarding VARIOUS ISSUES.**

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to those who wished to address the Council.

Mr. Sandra Fritz, 2449 W. Imperial Drive, introduced Mr. Chuck Mitchell who wanted to address the Council.

Mr. Chuck Mitchell, 2614 Meadowlark Lane, Dunlap, expressed concern regarding the adult men's club proposed by the North University area. He said these types of businesses and pornography separated men from their families and deteriorated their relationship with women. He urged the Council to use caution when voting on this issue when the request came before them.

Mr. Tom Edwards, 2702 N. Peoria, said that budget discussions should include the \$4.2 million in costs at the landfill. He urged the Council to take a tour of the landfill and see what the public was allowed to place in the landfill. He urged the Council to be more considerate of the environment.

Mr. Dave Pittman, 818 W. Moss Avenue, urged the Council to put the trash hauling contract out to bid before making their decision. He said the proposed contract would increase costs three to four percent, but everything else stayed the same. He said that recycling should also be included in the contract. He urged the City to contact BFI and Peoria Disposal Company and request a bid from them.

EXECUTIVE SESSION

- (03-562) **Recommendation to Approve a Motion for the City Council to go into EXECUTIVE SESSION to Discuss 2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 2(c)(5) The purchase or lease of real property for the use of the public body; 2(c)(6) The setting of a price for sale or lease of property owned by the public body; and 2(c)(11) Litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent.**

Council Member Turner moved that the City Council go into Executive Session to Discuss 2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 2(c)(5) The purchase or lease of real property for the use of the public body; 2(c)(6) The setting of a price for sale or lease of property owned by the public body; and 2(c)(11) Litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent; seconded by Council Member Thetford.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

ADJOURNMENT

Council Member Turner moved to adjourn the Council Meeting; seconded by Council Member Thetford.

Approved by viva voce vote.

The Council Meeting adjourned at 9:07 P.M.

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Mary L. Haynes, MMC  
City Clerk of Peoria, Illinois

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